

COUNTY OF ERIE

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ERIE COUNTY LEGISLATURE

LOCAL LAW NO. 3

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LOCAL LAW INTRO. NO. 6 – 2001

A LOCAL LAW relating to the leasing of Surplus Space in an area located adjacent to the lobby of the Erie County Medical Center, 462 Grider Street, Buffalo, New York.

BE IT ENACTED BY THE LEGISLATURE OF THE COUNTY OF ERIE, AS FOLLOWS:

Section 1. The Erie County Legislature hereby finds and determines that certain vacant ground floor space comprising approximately 4,200 square feet in an area adjacent to the lobby of the Erie County Medical Center at 462 Grider Street, Buffalo, New York is not presently needed for County governmental purposes, and that such space can best be utilized to the County's and the Erie County Medical Center's benefit by permitting the Erie County Medical Center to lease said property for a fair and reasonable consideration to the Benderson Development Company, Inc. at 570 Delaware Avenue, Buffalo, New York 14202. Said property would be used as a retail center for the benefit of the Erie County Medical Center's patients, families, visitors and employees.

Section 2. The County of Erie, on behalf of the Erie County Medical Center, may enter into a Lease Agreement for such surplus space with the Benderson Development Company, Inc. upon such terms and conditions as may be set forth in a resolution enacted by the Erie County Legislature, including, however, but not limited to the conditions set forth in Section 3 hereafter.

Section 3. The County of Erie, on behalf of the Erie County Medical Center, shall enter into a Lease Agreement which shall provide for the lease of said premises for

an initial term of ten years with one successive ten-year renewal term. In determining the fair consideration to be charged for said surplus space, among the factors to be considered shall be the cost to the Benderson Development Company, Inc. of renovating such space for retail use, the fair rental value of similar property, and the benefit to be derived by the County from the retail services and conveniences that will be provided to the Erie County Medical Center's patients, families, visitors and employees.

Section 4. Effective date. This Local Law shall be effective immediately upon filing with the Secretary of State pursuant with Section 27 of the New York Municipal Home Rule Law.

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